



The Long & Foster Market Minute™

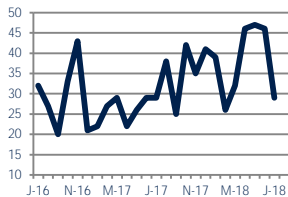
Focus On: Camden, Rosedale, and Lanning Square Housing Market

July 2018

Zip Code(s): 08104, 08105, 08103 and 08102

Units Sold

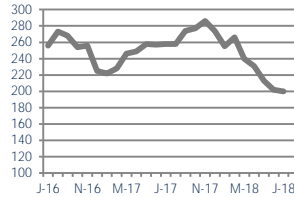
29



No Change
Vs. Year Ago

Active Inventory

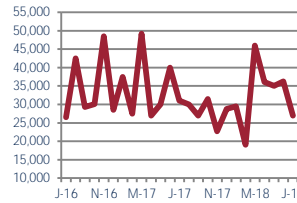
200



Down -22%
Vs. Year Ago

Median Sale Price

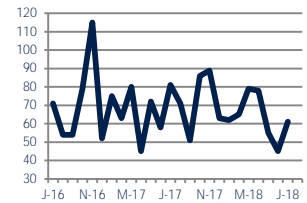
\$27,000



Down
Vs. Year Ago

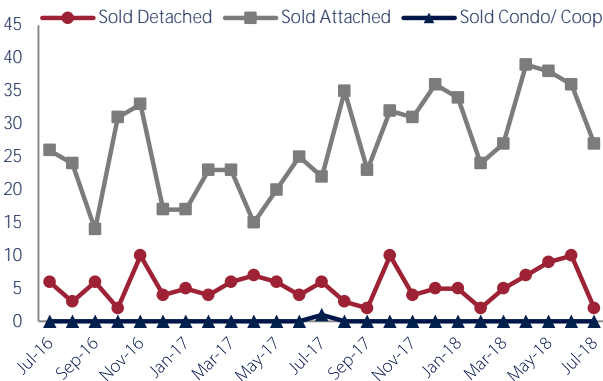
Days On Market

61



Down -25%
Vs. Year Ago

Units Sold*



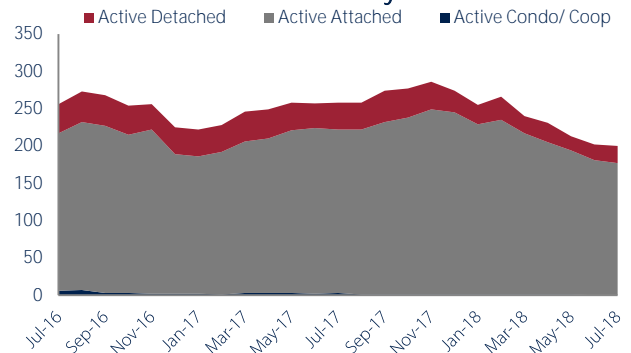
Units Sold

There was a decrease in total units sold in July, with 29 sold this month in Camden, Rosedale, and Lanning Square, a decrease of 37%. This month's total units sold is similar compared to a year ago.

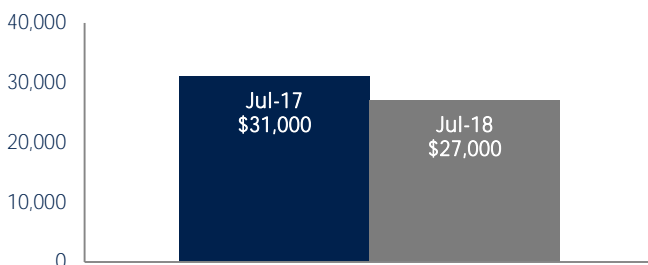
Active Inventory

Versus last year, the total number of homes available this month is lower by 58 units or 22%. The total number of active inventory this July was 200 compared to 258 in July 2017. This month's total of 200 is lower than the previous month's total supply of available inventory of 202, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last July, the median sale price for Camden, Rosedale, and Lanning Square Homes was \$31,000. This July, the median sale price was \$27,000, a decrease of \$4,000 compared to last year. The current median sold price is lower than in June.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Camden, Rosedale, and Lanning Square are defined as properties listed in zip code/s 08104, 08105, 08103 and 08102.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by TREND and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of TREND or Long & Foster Real Estate, Inc.



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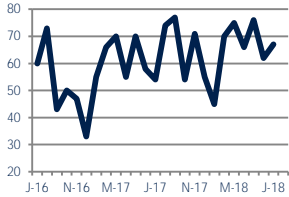




Zip Code(s): 08104, 08105, 08103 and 08102

New Listings

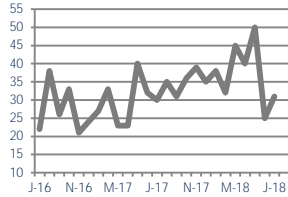
67



Up 24%
Vs. Year Ago

Current Contracts

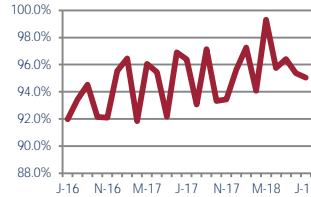
31



Up 3%
Vs. Year Ago

Sold Vs. List Price

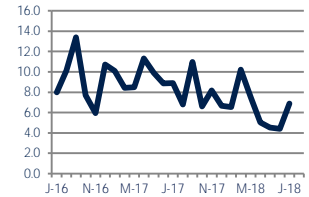
95.1%



Down -1.4%
Vs. Year Ago

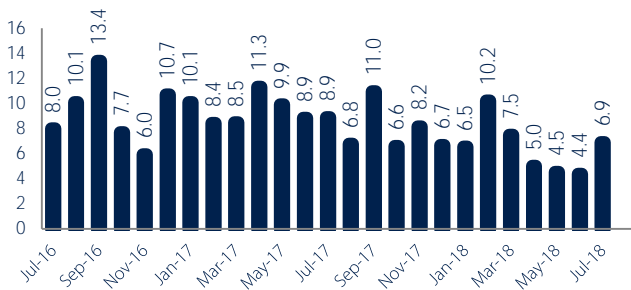
Months of Supply

6.9



Down -22%
Vs. Year Ago

Months Of Supply



Months of Supply

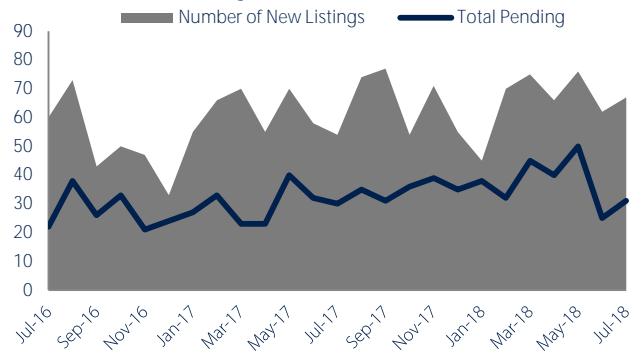
In July, there was 6.9 months of supply available in Camden, Rosedale, and Lanning Square, compared to 8.9 in July 2017. That is a decrease of 22% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

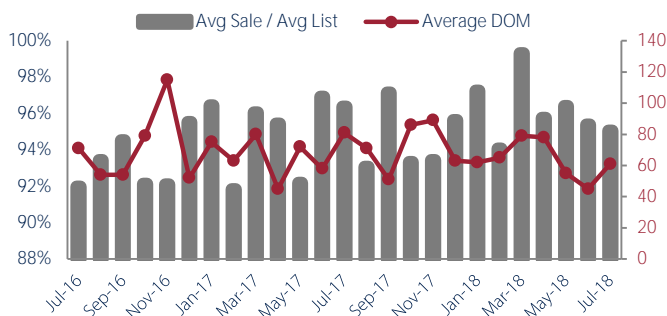
New Listings & Current Contracts

This month there were 67 homes newly listed for sale in Camden, Rosedale, and Lanning Square compared to 54 in July 2017, an increase of 24%. There were 31 current contracts pending sale this July compared to 30 a year ago. The number of current contracts is 3% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Camden, Rosedale, and Lanning Square was 95.1% of the average list price, which is 1.3% lower than at this time last year.

Days On Market

This month, the average number of days on market was 61, lower than the average last year, which was 81, a decrease of 25%.

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